

Arlington Conservation Commission
Minutes
July 20, 2017

Mr. White called the meeting to order at 7:30 p.m. in the second floor conference room of the Town Hall Annex. Present were Vice-Chair David White, Commission Members Mike Nonni, Curt Connors, Charles Tirone and Janine White and Interim Administrator Eileen Coleman. Associate Member Catherine Garnett was not present. Chair Nathaniel Stevens and member Susan Chapnick arrived after the meeting had commenced. Also present were Nick Valenti, Bindi and Jay Tuli and Bruce Wheltle.

7:30pm – Commission Business:

Tirone/Connors moved to approve the July 6, 2017 minutes with edits; motion passed unanimously.

Administrative:

111 Sunnyside Ave.

Interim Administrator Eileen Coleman explained that resident Steve Revilak who was issued an Order of Conditions for an addition at 111 Sunnyside Ave. on January 12, 2016 (DEP file #91-266) had contacted her. Mr. Revilak will not be constructing the addition due to funding constraints but wondered if he could instead construct a smaller deck within the conditions of the previous Order. It was agreed that Ms. Coleman will invite Mr. Revilak in to a future meeting to provide a clearer explanation of his plans or ask him to provide more detailed drawings.

Municipal Vulnerability Preparedness (MVP) Grant

Ms. Coleman read out an explanation provided by Nat Strosberg, Senior Planner, about the MVP grant in the amount of \$23,000 Arlington received to complete a community resilience planning process to address the impacts of climate change. Ms. Coleman will distribute the explanation to the Commission members.

ARB support of Wetlands Regulations Revisions

Ms. Coleman read out a letter of support from the Arlington Redevelopment Board for amendments to the Town of Arlington Regulations for Wetlands Protection. The ARB found the proposed amendments were reasonable.

Bids for Spy Pond Park Shoreline Restoration

Arlington Senior Planner Nat Strosberg is pulling together a group to review the Spy Pond bids. Cathy Garnett will be reviewing, and an additional member of the Conservation Commission should be in the group (along with Jim Feeney and Don Vitters). Mike Nonni agreed to join the group to review the bids.

17½ Lakeview Street

Ms. Coleman explained a Ms. Zeiler had asked if she needs to file in order to construct stairs and do some planting on her property at 17½ Lakeview St. It was agreed that if the stairs are outside the 100' buffer to Spy Pond and the plants are native, no filing will be required.

Certificate of Compliance 22 Mill St. (DEP#91-257)

Nick Valenti, Property Manager, explained how the parking garage drainage system had been replaced due to corrosion.

At a site visit with Ms. Coleman he had pointed out how the resurfaced upper level parking lot had been pitched to drain into the existing drains and one new drain.

In response to questions from Mr. Tirone, Mr. Valenti confirmed the action items from the Architects' visit in January had all been addressed including gutters and painting. The professional who provided the written statement is an Architect so therefore is considered a qualified professional under the Commission's requirements.

JWhite/Tirone moved to approve issuance of a Certificate of Compliance for the Mill St. parking garage; motion passed unanimously. Commission members present signed the Certificate of Compliance which Ms. Coleman will issue the following week.

48 Robin Hood Road, Working Session

Documents considered included:

Topographic Plan in Arlington, MA, signed and stamped by Douglas L Johnston on July 19, 2017, 48 Robin Hood Road, Arlington, MA, New Construction Residence Construction Documents (E100-102 and A10 and A100-142) Draft June 26, 2017

Property owners Bindi and Jay Tuli explained their proposal to rebuild their property at 48 Robin Hood Road on the Mystic Lake. The project also includes the removal of a shed on the property but does not, at this time, include rebuilding of a stone wall at the water line. There is a pump for irrigation, also at the water's edge, and a beach area which other neighbors have too. The yard is quite flat. The plans indicate that the work will be outside the flood zone and the 100' buffer to the Lake.

Mr. Connors pointed out that the water's edge is in DCR's jurisdiction. Mr. Tuli explained that DCR raised the land across the neighborhood and that there is an easement for maintenance.

In response to questions about the shed (shown on the plan as garage) touching the 100' line on the Plan, Mr. Tuli explained that the shed, which sits on asphalt, will be removed and the asphalt replaced with grass. A new driveway and garage will be on the southeast side of the house.

In response to questions about the flood line, which doesn't match the contours, Mr. Tuli explained that they got the flood line from the Arlington Building Department; they don't want to be in the flood zone at all because of the cost of flood insurance.

Mr. Connors explained options available to them: submit an RDA or have a wetland scientist check the flood line to determine if an application is necessary.

Mr. Tirone concurred that having a wetland scientist check the lines would be wise. He also advised asking the builder if or how much the erosion control measures should be moved back to allow for movement of vehicles on site.

Mrs. Tuli also confirmed no trees are being removed but some will be pruned.

After some discussion about the application process, it was agreed the Tulis would send whatever information they gather to Ms. Coleman and will proceed from there.

Public Hearing – Revisions to Commission's Wetland Regulations

Documents used at meeting:

Draft Copy of Arlington Regulations for Wetlands Protection, dated June 26, 2017,

Memo describing tree policies in other local towns distributed by Ms. Coleman

Trees – Mr. Tirone described the process with respect to tree removal in Reading. If homeowners meet the tree policy, they can take the tree down. If they can't they can contribute to the Tree Warden's fund.

This policy does not necessarily protect the resource area.

Ms. Chapnick liked the idea of a Tree Fund and of replacing trees 1:1.

Mr. Connors asked if there are Conservation lands that need trees.

Mr. White responded that trees could go on park land, also Menotomy Rocks or other Recreation Department land.

Mr. Stevens arrived at 8:30pm and mentioned that someone could submit a warrant article to Town Meeting to create a new Tree Fund.

Mr. Connors was concerned, however, that most applicants would try to offer money instead of planting on their property.

There followed a discussion about replacement policies. The preference is to have a single and simpler table.

It was agreed that the Regulations would be changed to reflect the following:

Tree sizes	3" to 8" caliper	8"-20" caliper	>20" caliper
Replacement ratio (min. 2")	1:1	Min. 2:1, at the discretion of the Conservation Commission	Minimum 3:1, at the discretion of the Conservation Commission

Individual trees may also be replaced by three shrubs (min. 4' tall).

Trees must be monitored for 2 years and replaced if failing.

The commission was undecided on whether to replace dead trees.

AURA and Buffer Zone – Mr. Stevens thought he had circulated setback tables for Burlington and Reading. Mr. Tirone explained Reading's policy.

Ms. Chapnick proposed establishing a 50-foot setback for Structures to complement the 25-foot no-disturb zone, which is already specified in the Regulations, in the AURA. She explained her justification

for this was that the Commission has a history of trying to keep structures out of the 50-foot zone so recommended this be codified into the Regulations.

Additional discussion led to agreeing to change the regulation of the AURA to 50 feet, removing many of the sub-parts.

Tirone/JWhite moved to continue the Regulations hearing to August 2; motion passed unanimously.

Meeting adjourned at 9:55pm.

Respectfully submitted,

Eileen Coleman,

Temporary Conservation Administrator